



Commercial Property Consultants

Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

PRELIMINARY PARTICULARS

RENT ONLY £10.95 PER SQ.FT. FOR HIGH SPECIFICATION OFFICES

AVAILABLE NOW

**SELF-CONTAINED OFFICE BUILDING WITH FOUR CAR PARKING SPACES
AND VRV AIR CONDITIONING SYSTEM
CLOSE TO TOWN CENTRE AND RAILWAY STATION**

**83 GORDON ROAD
HIGH WYCOMBE
BUCKS HP13 6EH**



1,330 sq.ft. (123.56 sq.m.) approximate Net Internal Area

TO LET

LOCATION

The building is situated fronting Gordon Road, approximately ¼ of a mile north east of High Wycombe town centre, and close to the mainline Railway Station. Access onto the M40 is at Junctions 3 and 4, approximately 3½ and 2 miles respectively.

DESCRIPTION

A high quality self-contained end-of-terrace property of brick construction under a pitched roof, situated adjacent to The Valley Centre, a development of modern business units. The offices are arranged on ground and two upper floors, finished to a high standard throughout offering the following accommodation.

ACCOMMODATION (All areas are approximate Net Internal):

Ground Floor Reception, Meeting room, Breakout Area -	455 sq.ft.
First Floor Offices -	418 sq.ft.
Male and female toilets	
Second Floor Offices -	457 sq.ft.
Kitchenette / Server Room	
TOTAL -	1,330 sq.ft. (123.56 sq.m)



FACILITIES include:-

- ◆ Double Glazing
- ◆ VRV Air Conditioning System
- ◆ Carpeting
- ◆ 4 Car Parking Spaces
- ◆ LED Lighting
- ◆ Fitted Microwave, Fridge and Dishwasher

TERMS

The property is available by way of a new full repairing and insuring lease.

RENT

£14,500 per annum exclusive of business rates, service charge, and VAT.

RATEABLE VALUE

The Valuation Office website indicates a 2023 rateable value for the property of £15,250. Rate in the £ for 2024 is 49.9p.

ENERGY PERFORMANCE RATING: B - 49.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING - Strictly by appointment with the Agents:-

Duncan Bailey Kennedy
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